

Tully, Tania

From: Planning and Development <PlanningDevelopment@info.raleighnc.gov>
Sent: Friday, September 4, 2026 8:16 AM
To: Tully, Tania
Subject: View the Raleigh Historic Development Commission Agenda



September 4, 2026

Raleigh Historic Development Commission

Public Meeting - September 9, 2026

The Raleigh Historic Development Commission will conduct a public meeting on Wednesday, September 9 at 8:30 a.m. at the Raleigh Municipal Building, 222 W. Hargett Street in the City Council Chamber.

Public participation is available in person and remotely via voicemail. Visit the [RHDC page](#) for details on how to leave a public comment.

For questions about the meeting, please contact historicpreservation@raleighnc.gov

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Wednesday, September 09, 2026

Raleigh Historic Development Commission
08:30 AM

City Council Chamber, Room 201
222 West Hargett Street

NOTE TO DEAF AND HARD-OF-HEARING INDIVIDUALS

Assistive listening devices are available upon request. Interpreters for Deaf and Hard of Hearing persons are available. If needed, please provide a 48-hour notice by calling 919-996-3100 (voice) or 919-996-3107 (TDD).

A. Call to Order

B. Consent Agenda

B.1 Approval of Minutes

The draft August 12 minutes are attached.

C. Public Comment

C.1 Public Comments

This is an opportunity for the public to comment on items or issues that are otherwise not on the agenda. Please limit comments to 3 minutes per speaker.

C.2 Voicemail Comments

In accordance with City Council's adopted recommendations, voicemail public comments are available to the public for RHDC. This option does not apply to the COA Committee and quasi-judicial hearings.

Residents may phone in ahead of the meeting and leave up to a three-minute voicemail message. Comments provided via the voicemail feature will be uploaded here the evening before the RHDC meeting.

The phone number is the same for City Council and all boards and commissions: 855-925-2801.

RHDC's unique code is 1887.

D. Old Business

D.1 Historic Landmark Designation - George and Jessie Morris House / Lustron House (314 Haywood St)

Staff Contact: Collette Kinane, Senior Preservation Planner

On September 1, 2026, City Council voted unanimously to approve the ordinance designating the George and Jessie Morris House / Lustron House (314 Haywood St) as a Raleigh Historic Landmark (RHL). The property is currently available for sale, with historic preservation protective covenants attached by Preservation North Carolina.

Recommended Action: Receive as information. The Commission has already taken action on this application.

D.2 Demolition By Neglect - 508 Cutler St

Staff Contact: Collette Kinane, Senior Preservation Planner

508 Cutler Street is a contributing property in the Boylan Heights Historic Overlay District. The property was discussed by RHDC at the August 13, 2025 meeting after being identified as possibly undergoing demolition by neglect by a resident during public comment at the July 9, 2025 meeting. The property owners were sent an advice letter in August 2025. The 6 month period ended in February 2026. Staff conducted a site visit of March 9, 2026. No repairs to the property were completed at that time.

At the April 08, 2026 meeting, the Commission voted to conduct an investigation and assigned commissioner volunteers to the matter. Per the Demo by Neglect Procedure (attached), RHDC may conduct an investigation to determine if the property is undergoing demolition by neglect and refer the case to Housing & Neighborhoods. Staff seeks new commissioner volunteers to serve as case liaisons. The commissioner liaison role includes preparing an investigation and documenting the status of exterior building deterioration. The liaisons also work with the property owner to explore preservation-minded solutions to address the documented issues.

Recommended Action: Assign new commissioner liaisons to conduct an investigation.

E. New Business

E.1 National Register Historic District Application - Biltmore Hills

Staff Contact: Collette Kinane, Senior Preservation Planner

National Register Nominations are referred to the Raleigh Historic Development Commission / City of Raleigh as part of the City's duties as a Certified Local Government (CLG). The nomination

packet and review criteria are attached. Staff will make a brief presentation. The City of Raleigh is a CLG in North Carolina under the Federal historic preservation program. As a CLG, Raleigh plays an important role in a national initiative to preserve the unique and valuable historic character of over 2,100 communities across the country. One of the responsibilities of a CLG is to provide the opportunity for public comment on properties nominated for listing in the National Register of Historic Places.

Biltmore Hills is a roughly 105-acre, single-family residential subdivision. Biltmore Hills was built exclusively for African American homebuyers of modest means in the waning days of Jim Crow, when their opportunities were still highly limited. Biltmore Hills is significant as a purpose-built community for African Americans with significant participation by John Winters, an African American developer, in partnership with Ed Richards, a white developer, and with naming conventions specifically designed to engender ethnic and community pride. Streets named for famous African Americans reinforce the identity of the neighborhood as an unapologetically historically Black community. The Period of Significance begins in 1959 with the construction of the first houses in the neighborhood and ends in 1966 with the completion of the final houses.

Recommended Action: Open the floor for public comments. Determine if the Biltmore Hills neighborhood meets the criteria for listing in the National Register of Historic Places as stated in Section 8 (beginning on page 71) of the report and if so, recommend that the property be submitted for listing in the Register.

E.2 Historic Preservation Plan

Staff Contact: Tania Tully, Historic Preservation Supervisor

The project to create a Historic Preservation Plan has begun. Staff will provide an overview of the anticipated schedule as well as upcoming community engagement activities.

The plan will support a citywide vision for historic preservation support and initiatives by creating tiered short- and long-term goals and action items to support the continued growth and effectiveness of the program. It will build off of Raleigh's 2030 Comprehensive Plan and work in collaboration with the goals and objectives outlined for the City.

The plan will bring together the various initiatives, programs, needs, opportunities, goals, and principles related to the preservation of Raleigh's built environment and cultural heritage together into one comprehensive document. It will include key elements that stem from the City's existing foundation of preservation advocacy for a more coordinated, inclusive, and sustainable program moving forward.

F. Committee Reports

F.1 Certificate of Appropriateness (COA)

The Committee Chair will report on recent activity.

F.2 Community Awareness

The Committee Chair will report on recent activity.

F.3 Research

The Committee Chair will report on recent activity.

G. Other Business

G.1 Report of Commissioners

G.2 Report of Historic Preservation Unit

The attached report includes the status of recent RHDC reviews, upcoming historic preservation related events, and CLG training opportunities.

G.2.a Historic Design Standards

Staff will provide an update on the status of the [Historic Design Standards Update](#) project.

H. Adjournment

August 28, 2026

Dear Biltmore Hills property owner,

The Biltmore Hills neighborhood is being nominated to the National Register of Historic Places. As part of the process, on Wednesday, September 9, 2026, the Raleigh Historic Development Commission will hear a presentation on the history and architecture of your neighborhood. National Register Historic Districts are honorary and could qualify some properties for historic rehabilitation tax credits. You can read more about this project on the City's website, www.raleighnc.gov [search term: Biltmore Hills National Register].

I am writing to notify you, as the owner of property within the Biltmore Hills neighborhood, that the Commission will review the National Register nomination at its next regular meeting. The review will include a presentation on the history of the neighborhood and a discussion as to whether the neighborhood meets the National Register criteria. All members of the public are invited to attend the meeting. If desired, you can choose to make a public comment on the proposed designation during the meeting.

**Wednesday, September 9, 2026
8:30 AM
Avery C. Upchurch Municipal Complex (222 E. Hargett Street)
City Council Chamber, 2nd Floor**

The meeting agenda, including a copy of the National Register nomination, will be posted on the city's website, www.raleighnc.gov [search term: agendas], by Thursday, September 3rd.

If you have any questions, contact City of Raleigh staff at historicpreservation@raleighnc.gov or 919-996-4478. We look forward to celebrating Biltmore Hills' National Register designation with the community in spring 2027.

Sincerely,



Collette Kinane

Senior Preservation Planner
City of Raleigh
Planning and Development Department

RHDC Meeting 09/09/2026

Summary of Biltmore Hills Public Comments

*Official meeting minutes will be available after the 10/14/26 RHDC meeting.

Rhonda Little – Biltmore Hills should be designated because it was built during the Civil Rights movement, during segregation. Housing was limited for African Americans. Biltmore Hills streets were named for famous African Americans. The people of the neighborhood are proud of the community and heritage. We want to honor our past and educate the public and future generations.

Jimmy Gibbs – 1011 Hadley Rd – Tale of two Biltmores – Biltmore Hills and Biltmore House museum opened to public in 1956. My parents left Cary to move to Biltmore Hills. They toured with John Winters personally. \$50 down payment, cost a little under \$10,000. Ended up buying 4 properties. The neighborhood was full. Many grown kids have moved back to neighborhood to continue the legacy.

Pamela Troublefield – 2120 Gilliam Lane – My parents moved from Washington Terrace. They were proud to live at 2112 Gilliam. It was a family oriented neighborhood. Many distinguished people have come out of neighborhood -Judge Green, Charles Powell (post office), Mr. Greene (police department), Everett Ward (trustee of St. Augustine), Johns (owned Gulf stations in Raleigh). The Lightner farm existed prior to neighborhood. We're working on revitalizing the cemetery and organizing neighborhood trash pickup. Showed youth how to make a living. Keep vintage, original area on the map. Used to have A&P and skate ranch, quikpick (.02 candy). Busy Bee Plumbing Service (plumber for whole neighborhood, Billy Battle).

Eugene Myrick – 2519 Fitzgerald Dr (president of Biltmore Hills NA), proud to represent neighborhood and gain recognition for its history. He wants to support and allow the elders and longtime residents to speak for the neighborhood.

THE CHIEF ELECTED LOCAL OFFICIAL OR THE LOCAL GOVERNING BOARD SHOULD
COMPLETE **ONE** OF THE FOLLOWING COMMENT PARAGRAPHS:

C. I, **Mayor Janet Cowell**, or We, the **Raleigh City Council**, have reviewed the nomination for **Biltmore Hills** and find that the property **meets** the criteria for listing in the National Register of Historic Places as stated in Section 8 of the report. We, therefore, **recommend** that the property be submitted for listing in the Register.

Additional Comments:

 9/21/26

Chief Local Elected Official's signature and date

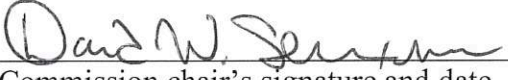
D. I, **Mayor Janet Cowell**, or We, the **Raleigh City Council**, have reviewed the nomination for **Biltmore Hills** and find that the property **does not meet** the criteria for listing in the National Register of Historic Places as stated in Section 8 of the report. We, therefore, **do not recommend** that the property be submitted for listing in the Register. The reasons for my (or our) findings concerning this nomination are stated below (use additional sheet if necessary).

Additional comments:

Chief Local Elected Official's signature and date

THE CLG COMMISSION SHOULD COMPLETE **ONE** OF THE FOLLOWING PARAGRAPHS:

A. We, the **Raleigh Historic Development Commission**, have reviewed and discussed the nomination for **Biltmore Hills** and find that the property **meets** the criteria for listing in the National Register of Historic Places as stated in Section 8 of the report. We, therefore, **recommend** that the property be submitted for listing in the Register.

 9 September 2026
Commission chair's signature and date

B. We, the **Raleigh Historic Development Commission**, have reviewed and discussed the nomination for **Biltmore Hills** and find that the property **does not meet** the criteria for listing in the National Register of Historic Places as stated in Section 8 of the report. We, therefore, **do not recommend** that the property be submitted for listing in the Register. The reasons for our findings concerning this nomination are stated below (use additional sheet if necessary).

Commission chair's signature and date